

Industrial Zoning Districts

Uses		I-1 Light Industrial District	I-2 Heavy Industrial District
Permitted Principal Uses	Adult Businesses	X	X
	Auto Sales and/or Rental	X	X
	Advertising Signage		X
	Banks	X	X
	Broadcasting Towers	X	X
	Business or Commercial Schools	X	X
	Clubs & Lodges	X	X
	Colleges, Universities & Trade Schools	X	X
	Commercial Recreation Establishments	X	X
	Eating & Drinking Establishments	X	X
	Hotels	X	X
	Junkyards		X
	Manufacturing & Wholesaling	X	X
	MARTA Structures	X	X
	Multifamily Dwellings	X	
	Offices, Laboratories	X	X
	Parking Structures & Lots	X	X
	Places of Worship	X	X
	Plumbing & General Repair Shops	X	X
	Professional or Personal Services	X	X
	Repair Garages, Paint & Body Shops	X	X
	Retail & Catering Establishments	X	X
	Storage Centers	X	X
	Service Stations & Car Washes	X	X
	Yards for Active Construction		X
Permitted Accessory Uses	Dwelling Units for Watchment or Caretakers	X	X
	Energy Generation Devices	X	X
Special Use Permits	Acid Manufacture		X
	Asphalt Plants		X
	Bingo Parlors	X	X
	Broadcasting Towers	X	X
	Cemeteries	X	X
	Cement Manufacture		X
	Compost Facilities	X	X
	Distillation of Bones and Glue Manufacture		X
	Explosive Manufacture or Storage		X
	Fat Rendering & Fertilization Manufacture		X
	Garbage & Dead Animal Dumping		X
	Hazardous Toxic & Radioactive Materials		X
	Junkyards within Structures		X
	Landfills (Sanitary)	X	X
	Materials Recovery Facilities	X	X
	Municipal Solid Waste Disposal Facilities		X
	Natural Resource Extraction	X	X
	Non-Government Freight Terminals	X	X
	Outdoor Amusement	X	
	Paper and Pulp Manufacture		X
	Petroleum Refining		X
	Processing Operation Facilities	X	X
	Smelting (tin, copper, zinc, iron)		X
	Rooming Houses	X	
	Single Room Occupancy Residence	X	
	Solid Waste Handling Facilities	X	X
	Truck Stops	X	X

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Development Controls		I-1 Light Industrial District	I-2 Heavy Industrial District
Bulk Limitations	Maximum Floor Area Ratio (FAR)	2 X net lot area	2 X net lot area
	Min Total Open Space (TOSR)- Res uses only	Varies* (See Table I of Ordinance)	Varies* (See Table I of Ordinance)
	Min Usable Open Space (UOSR)- Res uses only	Varies* (See Table I of Ordinance)	Varies* (See Table I of Ordinance)
	Maximum Height	None	None
	Miniumum Lot Width	None	None
Minimum Yard Requirements	Front Yard	40 ft	40 ft
	Side Yard	5ft	10ft
	Side Street Side	20 ft	20 ft
Minimum Parking Requirements	Accessory Uses	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area
	Banks	1 space per 200 sq ft floor area	1 space per 200 sq ft floor area
	Business Service Establishments	1 space per 200 sq ft floor area	1 space per 200 sq ft floor area
	Car Wash	Varies*	Varies*
	Clubs & Lodges	1 space per 300 sq ft floor area	1 space per 200 sq ft floor area
	Eating & Drinking Establishments	1 space per 100 sq ft floor area	1 space per 100 sq ft floor area
	Hotels	1 space per unit plus .5 spaces per employee	1 space per unit plus .5 spaces per employee*
	Offices, Laboratories	X	1 space per 300 sq ft floor area
	Pool and Game Rooms	1 space per 100 sq ft floor area	1 space per 100 sq ft floor area
	Repair Establishments,Garages, Paint & Body Shops	1 space per 200 sq ft floor area	1 space per 200 sq ft floor area
	Residential Dwelling Units	1 space per unit	N/A
	Retail & Catering Establishments	1 space per 200 sq ft floor area	1 space per 200 sq ft floor area
	Rooming Houses	1 space per unit	N/A
	Schools, Churches, & other places of assembly	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*
	Single Room Occupancy Residence	1 space per 2 units plus 1 space per employee	N/A
	Veterinary Clinics	1 space per 600 sq ft	1 space per 600 sq ft
	Wholesaling	1 space per 400 sq ft	1 space per 400 sq ft

* Some Additional Requirements Apply- See Zoning Ordinance
**D= Depth in ft; L= Length in ft; S= Height in stories
See Zoning Ordinance Document for Special Administrative Permits and Special Exeptions
See Zoning Ordinance Document for Transitional Use Requirements

These charts do not replace the official zoning ordinace, but rather are meant to serve as a quick reference guide to the City of Atlanta's zoning regulations. In addition, there may be instances in which the official zoning ordinance goes into more detail than do these charts. Please consult the official ordinance before making any plans or decisions for your property.